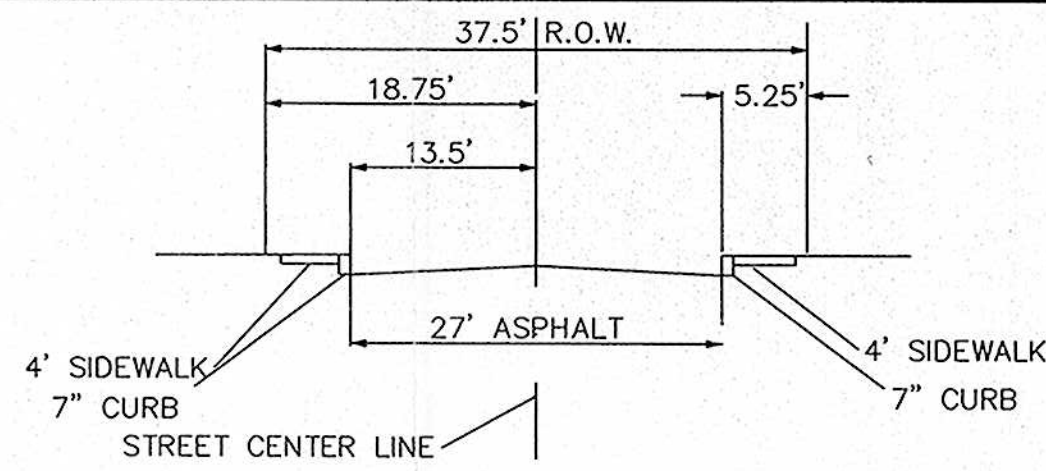
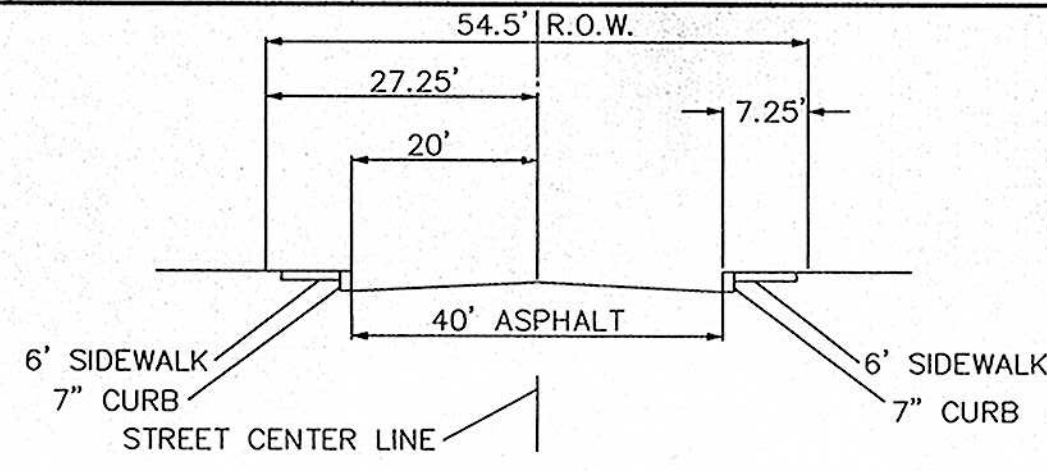


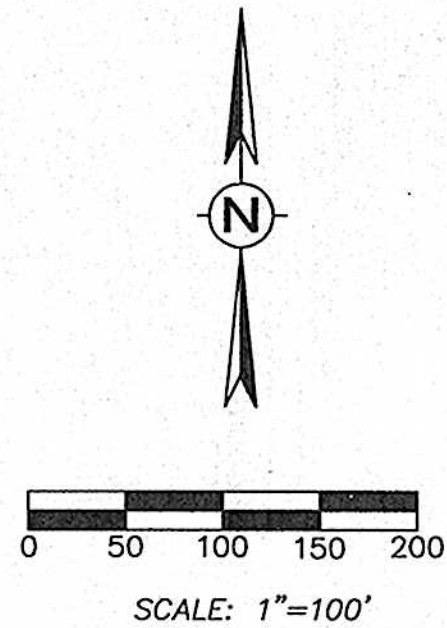
LOCATION MAP N.T.S.



TYPICAL STREET SECTION  
(LOCAL "A")  
N.T.S.



TYPICAL STREET SECTION  
(LOCAL "B")  
N.T.S.



SCALE: 1"=100'

BASIS OF BEARING:  
SOUTH RIGHT OF WAY  
LINE OF LAKESIDE PARKWAY  
AS SHOWN ON WESTLAKES  
SUBDIVISION UNIT 4 RECORDED  
IN VOL. 9507 PG.98

UTILITY PROVIDERS

|          |             |                |
|----------|-------------|----------------|
| WATER    | BEXARMET    | 210-354-6536   |
| SEWER    | SAWS        | 210-233-2010   |
| ELECTRIC | CPS         | 1-800-545-6005 |
| PHONE    | AT&T        | "              |
| CABLE    | TIME WARNER | "              |

03-25-06P01:38 RCV0

UNITS 6

Being 10.963 acres out of a remaining portion of a 1533.835 acre tract, J. W. McCamley Survey No. 70, Abstract No. 470, New City Block 17875, San Antonio, called a 10.01 acre tract of land and recorded in Volume 5570, Page 684, of the Official Real Property Records of Bexar County, and also 0.956 acres out of the Lakeview Unit 1 Subdivision Plat, described in Volume 9571, Pages 68-70 of the Deed and Plat Records of Bexar County, Texas.

| DEVELOPMENT SUMMARY                            |          |                        |                        |
|--|----------|------------------------|------------------------|
| ITEM / LAND USE                                | No. LOTS | AREA<br>(S.F./ACREAGE) | DENSITY<br>(LOTS / AC) |
| SINGLE-FAMILY<br>RESIDENTIAL LOTS              | 48       | 402,073 SF/ 9.23 AC    | 5.20                   |
| PRIVATE STREET<br>RIGHT-OF-WAY                 | 1        | 73,506 SF/ 1.69 AC     | 0.59                   |
| PRIVATE DRAINS                                 | 0        | N/A                    | N/A                    |
| OPEN SPACE/<br>PARK LAND/<br>ELECTRIC EASEMENT | 2        | 1,979 SF/ 0.04 AC      | 50.0                   |
| TOTAL  | 51       | 477,558 SF/ 10.96 AC   | 4.65                   |

| IMPERVIOUS/PERVIOUS SUMMARY       |                            |                          |                       |
|-----------------------------------|----------------------------|--------------------------|-----------------------|
| ITEM / LAND USE                   | IMPERVIOUS<br>AREA<br>(AC) | PERVIOUS<br>AREA<br>(AC) | OTHER<br>AREA<br>(AC) |
| SINGLE-FAMILY<br>RESIDENTIAL LOTS | 3.53 AC                    | 5.70 AC                  |                       |
| PRIVATE STREET<br>RIGHT-OF-WAY    | 1.69 AC                    |                          |                       |
| DRAINAGE<br>EASEMENTS             |                            |                          |                       |
| ELECTRIC EASEMENT                 |                            |                          |                       |
| OPEN SPACE/<br>PARK LAND          |                            | 0.04 AC                  |                       |
| TOTAL                             | 5.22 AC<br>47.63%          | 5.74 AC<br>52.37%        | 10.96 AC<br>100%      |

TOTAL SITE SUMMARY

OPEN SPACE REQUIRED: 80.70 Ac. X 35% = 28.25 Ac.  
OPEN SPACE PROVIDED: 45.65 Ac. = 56.57% PARK  
SEE LAKEVIEW U1,2 & 3 P.U.D.  
REQUIRED: 48 LOTS @ 1 Ac./70 LOTS = 0.69 Ac. PARK  
PROVIDED: 20.38 Ac.  
SEE LAKEVIEW U1,2 & 3 P.U.D.

NOTE:

1.) SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF THE STREET IN THE PRIVATE R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.

2.) A GENERAL PARKING AREA WILL BE PROVIDED ON THE FIRST LOT TO THE RIGHT OF THE WATERS EDGE ENTRANCE LOCATED IN UNIT 1 IN THE AREA LABELED "HOA PARK PARKING" FOR USE OF THE PARK BY ALL HOA'S INCLUDED IN THE PARK AGREEMENT. THE ROADWAY INTERIOR TO UNITS 1, 2, AND 3 WILL NOT BE USED FOR PUBLIC ACCESS TO THE PARK AND THEREFORE WILL NOT HAVE INCREASED TRAFFIC VOLUMES REQUIRING A LOCAL "B" ROADWAY.

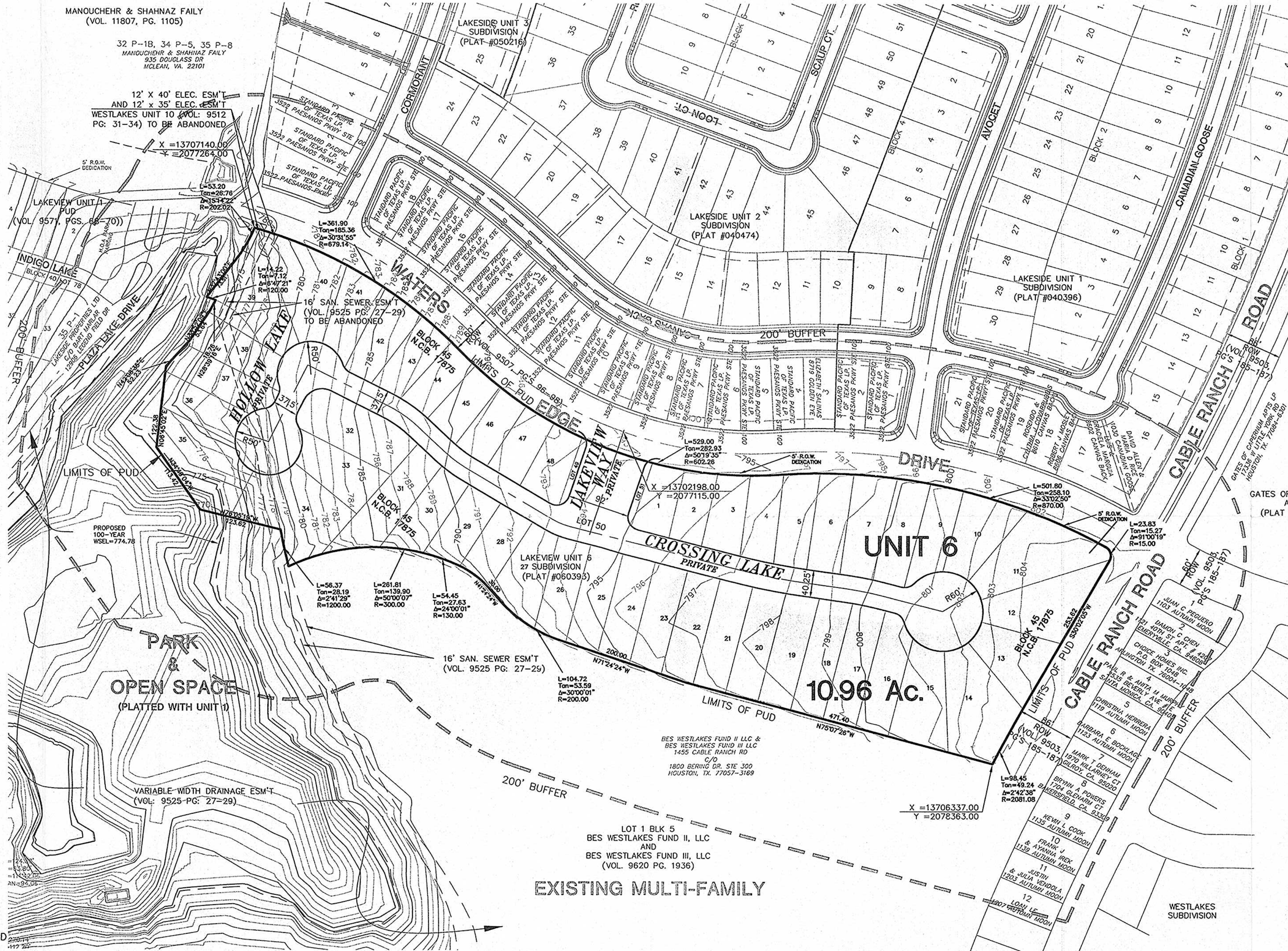
3.) PARK AND FLOOD PLAIN SHALL BE PLATTED WITH LAKEVIEW, UNIT 1.

LOT SCHEDULE

UNIT 6 - 48 LOTS

UNIT 6, IS ZONED PUD R-5.

LAKEVIEW, UNIT 6, PUD  
PLANNED UNIT DEVELOPMENT  
PLAN #: 06-015  
DATE 04/12/06



#06-015

APPROVED PLANNED UNIT DEVELOPMENT PLAN  
PLANNING COMMISSION CITY OF SAN ANTONIO

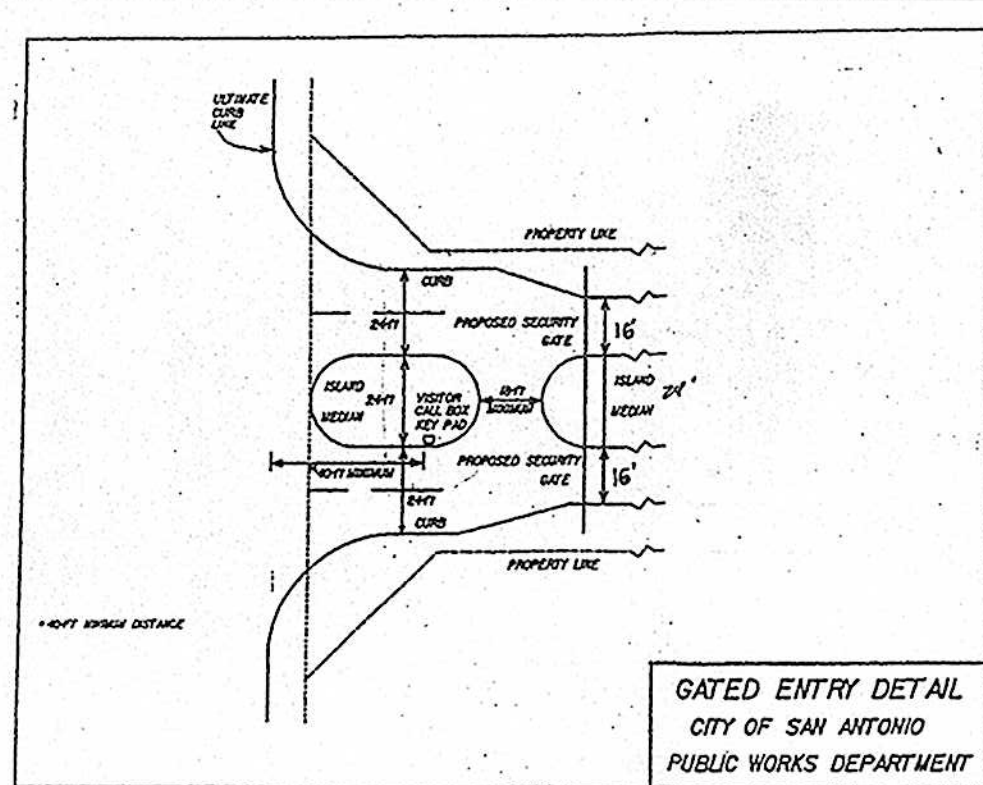
CHAIRPERSON *[Signature]* DATE 9/13/2006  
SECRETARY *[Signature]* DATE 9/25/06

CIVIL ENGINEER

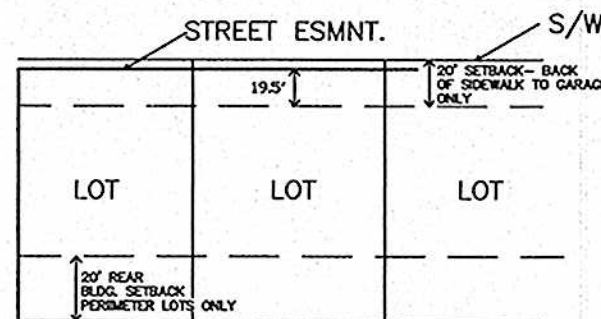
CARTER & BURGESS, INC.  
CONTACT PERSON: NATASHA F. UHLRICH, P.E.  
911 CENTRAL PARKWAY N. SUITE 425  
SAN ANTONIO, TEXAS 78232-5052  
TEL: (210) 494-0088  
FAX: (210) 494-4525  
URL: WWW.C-B.COM

OWNER & APPLICANT

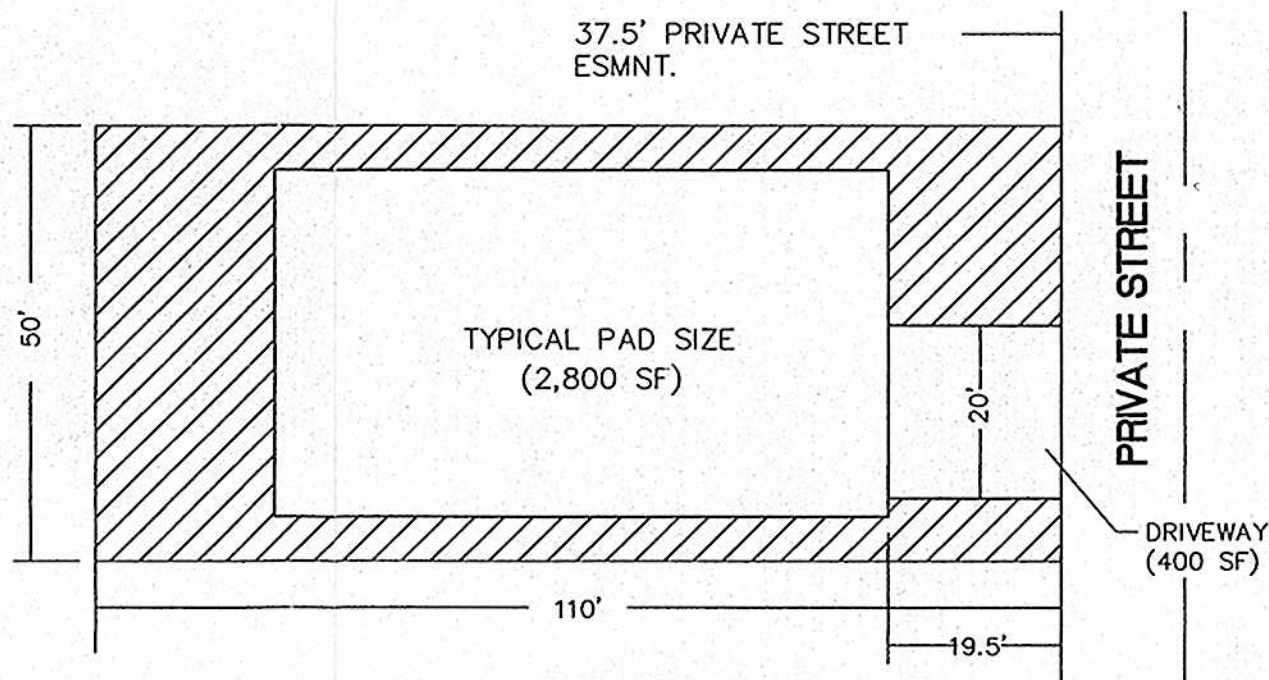
JSL DEVELOPMENT CORPORATION  
CONTACT PERSON: SHANNON LIVINGSTON  
13300 OLD BLANCO RD. STE. 325  
SAN ANTONIO, TX., 78216  
TEL: (210) 479-3300  
FAX: (210) 479-3343



GATED ENTRY DETAIL  
CITY OF SAN ANTONIO  
PUBLIC WORKS DEPARTMENT



TYPICAL LOT DETAIL  
N.T.S.



TYPICAL LOT  
OPEN SPACE  
N.T.S.

BY

REVISION

DATE

NO

**Carter & Burgess**

Consultants in Engineering, Architecture,  
Management and Related Services  
Carter and Burgess, Inc.

911 Central Parkway North, Suite 425  
San Antonio, Texas 78232  
(210) 494-0088  
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PLANNED  
UNIT DEVELOPMENT  
PLAN

LAKEVIEW UNIT 6

JSL DEVELOPMENT CORP.

13300 OLD BLANCO RD., STE. 325  
SAN ANTONIO, TX. 78216

DATE: 08/24/06

DRAWN BY: GP

DESIGNED BY: GP

CHECKED BY: NFU

REVIEWED BY: NFU

PROJECT NUMBER: 310253.242

SHEET

1

OF 1





**A memo from the**  
**CITY of SAN ANTONIO**  
**Development Services**  
**Master Development**

**TO:** Natasha Uhlrich

**DATE:** September, 13 2006

**Address:** 911 Central Pkwy N  
San Antonio, TX 78232

**FROM:** Michael O. Herrera, Special Projects Coordinator

**COPIES TO:** File

**SUBJECT:** PUD# 06-015

**Name:** Lakeview Unit 6, PUD

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED With Conditions  
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

**Approved with the following Conditions:**

**CONDITIONS:**

- The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

- **Storm Water Engineering:**
  - Please put the following note on plat: Minimum finished floor elevation for residential and commercial lots shall be elevated at least 1 foot higher than the computed water surface elevation for the 100 year ultimate development flood.
  - Please note on the plat the minimum finish Floor elevation for all lots adjacent to the floodplain. Finished floor must be 1 foot above the 100-year ultimate condition floodplain. This will help process the required elevation certificate for the lots that are adjacent to the floodplain during the building permitting process.
  - The Storm Water Engineering division is releasing its hold on the construction of grading, utility and drainage improvement, be advised (and advise the owner) that no structural building permits will be issued for lots adjacent to the floodplain until:
    - The CLOMR has been approved by FEMA
    - A LOMR processing bond is provided in accordance with Section 35-F134 of the UDC
    - A completed and signed copy of attached LOMR performance agreement is accepted by the office
- **DSD – Traffic Impact Analysis & Streets** indicates the following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion date of Lakeview Unit 6, at no cost to the City of San Antonio:
  - All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-506(a)(9)
  - All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distance for approaching traffic. All signage, and improvements shall be selected and located so as to not block these clear sight distance areas.
  - Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q)
- **Parks** recommends approval of Lakeview Unit-6 Planned Unit Development with the following conditions:
  - The parkland provided and shared is dedicated to the Lakeview Home Owner's Association and conforms to all standards in UDC section 35-503(e)(2) Homeowners' Association
  - The parkland provided and shared conforms to all standards in UDC section 35-503(b)(6) Excess Parkland
  - Lakeview Unit-6 PUD is required to provide 0.69 acres of parkland as per UDC, The applicant has requested that their project meet parkland dedication by using the excess parkland from the Lakeview Unit-1, 2 & 3 Planned Unit Development. Lakeview Unit-1, 2 & 3 Planned Unit Development has an excess of 14.7 acres of parkland dedication.
  - Park has been platted with Lakeview Unit-1 (Vol. 9571, Pgs. 68-70)